142.0	0008	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	932,600 /	932,600
					USE VALUE:	932,600 /	932,600
					ASSESSED:	932,600 /	932,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
139		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JONES CONSTANCE E
Owner 2:	
Owner 3:	
Street 1:	139 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2448 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5269.000	465,000	5,100	462,500	932,600
Total Card	0.121	465,000	5,100	462,500	932,600
Total Parcel	0.121	465,000	5,100	462,500	932,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.96 | /Parcel: 380.96

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 92214

GIS Ref

GIS Ref

Insp Date 11/29/17

!11049!

PREVIOUS ASSESSMENT

Parcel ID 142.0-0008-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	465,000	5100	5,269.	462,500	932,600		Year end	12/23/2021
2021	104	FV	443,700	5100	5,269.	462,500	911,300		Year End Roll	12/10/2020
2020	104	FV	443,800	5100	5,269.	462,500	911,400	911,400	Year End Roll	12/18/2019
2019	104	FV	345,300	5100	5,269.	433,600	784,000	784,000	Year End Roll	1/3/2019
2018	104	FV	345,300	5100	5,269.	358,400	708,800	708,800	Year End Roll	12/20/2017
2017	104	FV	323,700	5100	5,269.	329,500	658,300	658,300	Year End Roll	1/3/2017
2016	104	FV	323,700	5100	5,269.	300,600	629,400	629,400	Year End	1/4/2016
2015	104	FV	288,300	5100	5,269.	294,800	588,200	588,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:48:52

LAST REV

Date	Time
03/07/18	10:23:11
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11049

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10972-428		10/24/1965		22,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	163	PATRIOT
12/30/1999	Inspected	276	PATRIOT
11/16/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92214
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5269		Sq. Ft.	Site		0	80.	1.10	9									462,458						462,500	

Total AC/HA:	0.12096	Total SF/SM:	5269	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	462,458	Spl Credit		Total:	462,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07892156
Const Adj.:	0.98000199
Adj $ / SQ:	190.322
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	673935
Depreciation:	208920
Depreciated Total:	465015

COMMENTS

646-1459.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

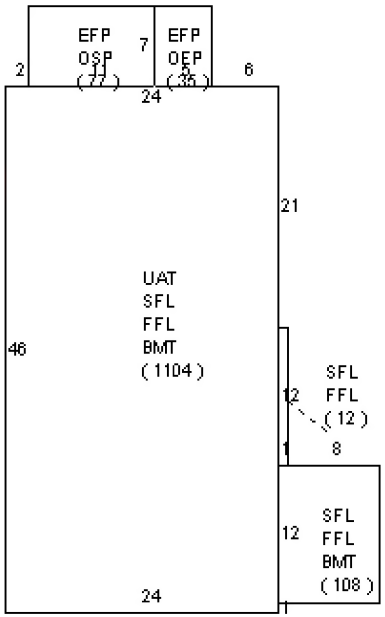
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	190.32
Special Features:	0	Val/Su Net:	111.78
Final Total:	465000	Val/Su SzAd	189.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,224	190.320	232,954
SFL	Second Floor	1,224	190.320	232,954
BMT	Basement	1,212	57.100	69,201
UAT	Upper Attic	276	76.130	21,012
EFP	Enclos Porch	112	50.500	5,656
OSP	Screen Porch	77	40.890	3,148
OFP	Open Porch	35	43.120	1,509
	Net Sketched Area:	4,160	Total:	566,434
Size Ad	2448	Gross Area	4988	FinArea 2448

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0008-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1960	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100